

## Rezoning Application

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: 7-16-022 Date Received: 4/5/16  
Application Accepted by: 4965 Gender Road Fee: \$4800  
Comments: Assigned to Michael Maret; 645-2749; mjmaret@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 4965 Gender Road Zip: 43110

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

**If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.**

Parcel Number for Certified Address: 010-260513

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): L-M Requested Zoning District(s): L-M

Area Commission or Civic Association: Greater South East Area Commission

Proposed Use or reason for rezoning request (continue on separate page if necessary):  
update site plan and zoning text

Proposed Height District: 35 [per Columbus City Code Section 3309.14] Acreage: 5.1±

### APPLICANT:

Name: Public Storage Inc Phone Number: 888-612-9889 Ext.: \_\_\_\_\_  
Address: 701 Western Avenue City/State: Glendale, CA Zip: 91201  
Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

### PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: PS Midwest Two Gender Windmiller LLC Phone Number: 727-560-7022 Ext.: \_\_\_\_\_  
Address: 11955 Springcreek Drive City/State: Pickerington, OH Zip: 43147  
Email Address: rmckeever@publicstorage.com Fax Number: \_\_\_\_\_

### ATTORNEY / AGENT (Check one if applicable): ☒ Attorney ☐ Agent

Name: Jeffrey L. Brown Phone Number: 614-221-4255 Ext.: \_\_\_\_\_  
Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215  
Email Address: jlbrown@smithandhale.com Fax Number: 614-221-4409

### SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Public Storage Inc By: [Signature]

PROPERTY OWNER SIGNATURE PS Midwest Two Gender Windmiller LLC By: [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

*My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.*

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

**Please make checks payable to the Columbus City Treasurer**

## Rezoning Application

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

**AFFIDAVIT** (See instruction sheet)

Application Number: 216-022

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown

of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, Columbus, OH 43215

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 4965 Gender Road

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) PS Midwest Two Gender Windmiller LLC  
11955 Springcreek Drive  
Pickerington, OH 43147

APPLICANT'S NAME AND PHONE #  
(same as listed on front application)

Public Storage Inc.  
888-612-9889

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR  
OR CONTACT PERSON AND ADDRESS

(5) Greater South East Area Commission  
David Chambers  
2500 Park Crescent Drive  
Columbus, OH 43232

and that the attached document (6) is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List** or the **County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 5th day of April, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires \_\_\_\_\_

Notary Seal Here



*This Affidavit expires six (6) months after the date of notarization.*

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

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216-022

**APPLICANT**

Public Storage Inc.  
701 Western Avenue  
Glendale, CA 91201

**PROPERTY OWNER**

PS Midwest Two Gender Windmill  
LLC  
11955 Springcreek Drive  
Pickerington, OH 43147

**ATTORNEY**

Jeff Brown  
Smith & Hale LLC  
37 West Broad Street, Suite 460  
Columbus, OH 43215

**AREA COMMISSION**

Greater South East Area Commission  
Attn: David Chambers  
2500 Park Crescent Drive  
Columbus, OH 43232

**SURROUNDING PROPERTY  
OWNERS**

Tiger Construction Inc  
219 Cemetery Road  
Canal Winchester, OH 43110

James J & Janet C Johnson  
PO Box 145  
Carroll, OH 43112

World Harvest Church Inc  
PO Box 38  
Brice, OH 43109

Bruce M Macadam  
4800 Ballentine Drive  
Canal Winchester, OH 43110

Sunrise Rentals LLC  
PO Box 543  
Canal Winchester, OH 43110

Raymond E & Lisa R Kinzer  
4812 Ballentine Drive  
Canal Winchester, OH 43110

Michael T Fields  
4820 Ballentine Drive  
Canal Winchester, OH 43110

Gregory Scholes  
4826 Ballentine Drive  
Canal Winchester, OH 43110

Barbara J Herbert  
4834 Ballentine Drive  
Canal Winchester, OH 43110

Angela M Davis  
4842 Ballentine Drive  
Canal Winchester, OH 43110

Miriam Figueroa  
4848 Ballentine Drive  
Canal Winchester, OH 43110

Tami Graham  
4856 Ballentine Drive  
Canal Winchester, OH 43110



216-022

Kimberly Y Swan  
4862 Ballentine Drive  
Canal Winchester, OH 43110

Anthony L & Kristin M Hughey  
4868 Ballentine Avenue  
Canal Winchester, OH 43110

Adreana Tartt  
4874 Ballentine Drive  
Canal Winchester, OH 43110

Alice Langston  
4880 Ballentine Drive  
Canal Winchester, OH 43110

Kelly A & Wendyl K Best  
4886 Ballentine Drive  
Canal Winchester, OH 43110

Stephen A Sessions  
4892 Ballentine Drive  
Canal Winchester, OH 43110

Arun & Vineeta Johary  
4900 Ballentine Drive  
Canal Winchester, OH 43110

Jason M & Beth A Monesmith  
4908 Ballentine Drive  
Canal Winchester, OH 43110

Aaron J & Adrienne R Reedy  
4914 Ballentine Drive  
Canal Winchester, OH 43110

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

## PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # 216-022

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown

of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. PS Midwest Two Gender Windmill LLC 11955 Springcreek Drive Pickerington, OH 43147 0 number of Columbus based employees Rick McKeever 727-560-7022	2. Public Storage Inc. 701 Western Avenue Glendale, CA 91201 6 number of Columbus based employees (888) 612-9889
3.	4.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 5th day of April, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here

*This Project Disclosure expires six (6) months after the date of notarization.*

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

**Please make checks payable to the Columbus City Treasurer**

216-022  
4965 GENDER ROAD  
CANAL WINCHESTER, OH

EXHIBIT A  
LEGAL DESCRIPTION

Situated in the City of Columbus, County of Franklin, State of Ohio and bounded and described as follows:

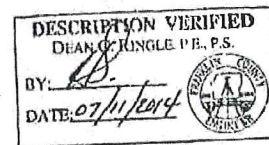
Being a part of Section 13, Township 11, Range 21, Congress Lands. Commencing at the former 9 acre tract at the northeast corner point also northeast corner of the west half Section 13, located in the center of Gender Road;

thence along the 9 acre tract north boundary line N. 85 degrees 51' 40" W. a distance of 60.00 feet to an iron pin, on Section 13/12 line and which are north part of 9 acre tract place of beginning; thence S. 4 degrees 08' 20" W. a distance of 907.47 feet (passing an iron pin at 707.27 feet) along Gender Road right of way, west side line, to an iron pin located in mentioned right of way line, and Parcel #1 property corner; thence along Parcel #1 property lines, N. 86 degrees 07' 40" W. a distance of 181.53 feet to an iron pin; thence N. 4 degrees 28' 12" E. a distance of 52.80 feet to an iron pin; thence N. 86 degrees 05' 18" W. a distance of 62.41 feet to an iron pin located in Parcel #1 and Clarence E. and Amy H. Ballmer property's fence corner; thence N. 4 degrees 08' 04" E. a distance of 855.76 feet (passing iron pin at 148.46 feet) along Clarence E. and Amy H. Ballmer property East fence line to an iron pin, located in Sections 13/12 line and also in Dorothy Ickes property South fence line; thence S. 85 degrees 51' 40" E. a distance of 243.70 feet along Dorothy Ickes property south fence line. to the place of beginning, containing 5.075 acres, more or less.

Parcel No. 010-260513-00  
Known as: 4965 Gender Road, Canal Winchester, OH 43110

Valmer File No. 52137098

D-413-E  
ALL OF  
(010)  
260513







# City of Columbus Zoning Plat

216-022



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010260513

Zoning Number: 4965

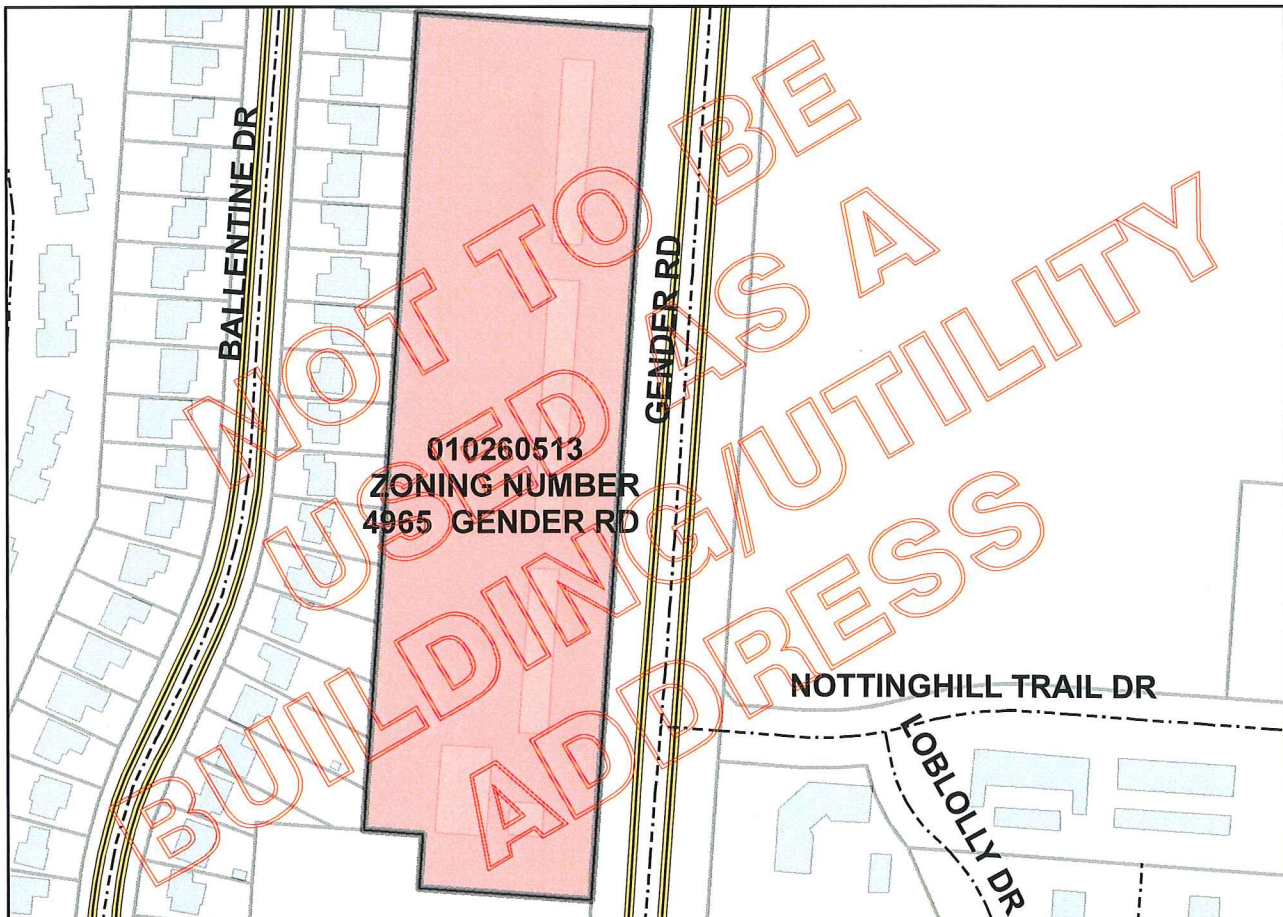
Street Name: GENDER RD

Lot Number: N/A

Subdivision: N/A

Requested By: SMITH AND HALE(LIESLE SCHMADER)

Issued By: *Liesle Schmader* Date: 4/1/2016



JAMES D. YOUNG, P.E., ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 60918



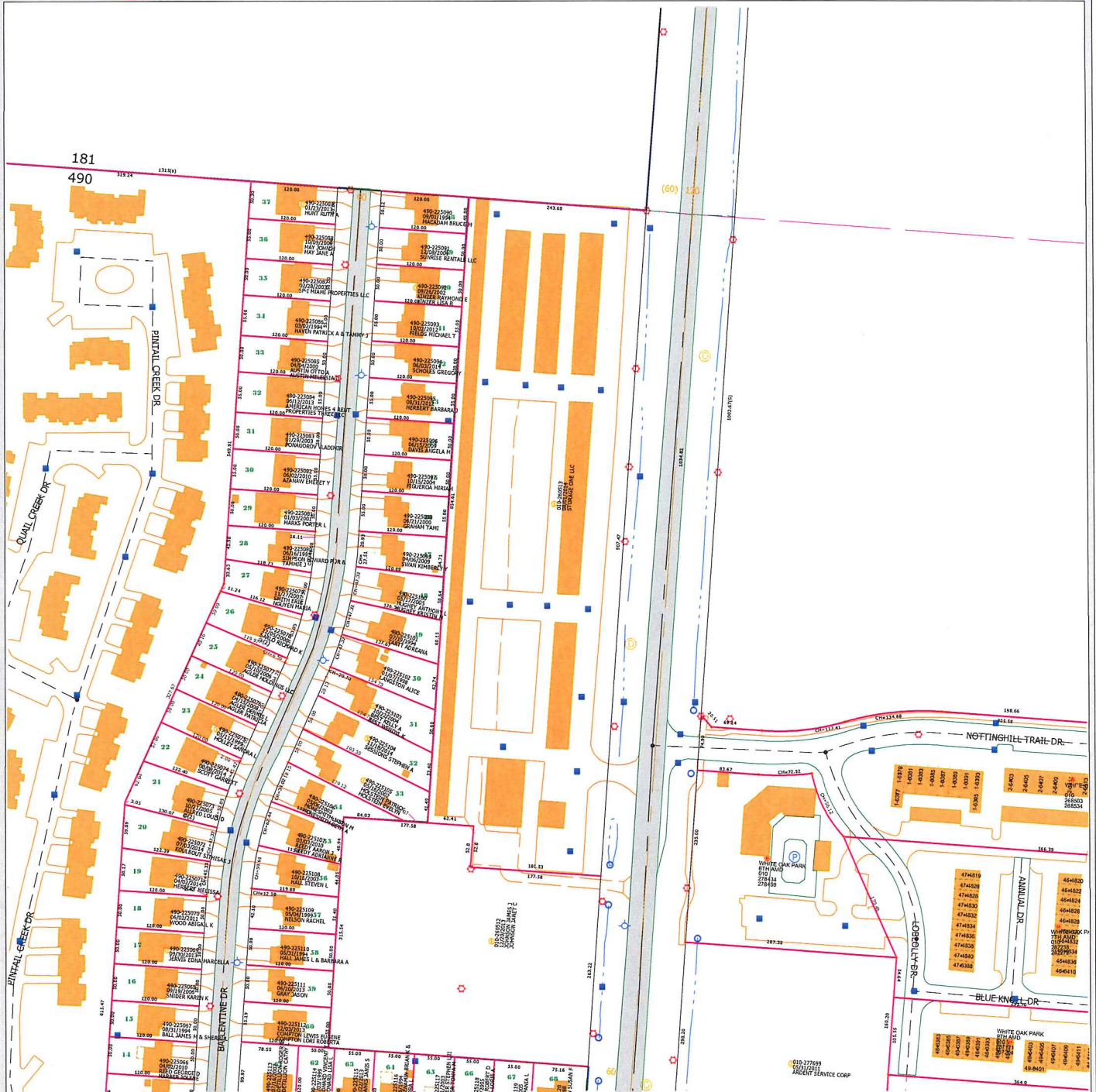
Z16-022



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 4/1/16



Disclaimer

Scale = 200



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department





## TEXT

**PROPOSED DISTRICT:** L-M

**PROPERTY ADDRESS:** 4965 Gender Road

**OWNER:** PS Midwest Two Gender Windmiller LLC

**APPLICANT:** Public Storage

**DATE OF TEXT:** 4/4/16

**APPLICATION:** Z16-022

**1. INTRODUCTION:** The subject parcel is located on Gender Road, and is sandwiched between a single-family residential development to the west and south, a large acreage parcel owned by the World Harvest Church on the north, and a proposed commercial planned development/neo-traditional neighborhood across the street to the east part of which has been developed and a underdeveloped site for additional self-storage and office. The subject site was rezoned to the L-M district in 2002 (Z01-080) which connect the property owner to a site plan and additional development standards. The applicant wants to combine 4 proposed building into 2 larger buildings, keep the "barn" building which has been converted into climate controlled storage space and adjust the color palette.

**2. PERMITTED USES:** Site will be used exclusively for a self-service mini-storage establishment and residential use for a resident watchman, with ancillary sales and rentals of equipment, goods and materials (such as boxes, tape, Styrofoam peanuts, etc.) used in moving and storage. Additionally, as is typical of these operations, one small truck will be stored on site for rental by patrons in the moving process. No other uses otherwise permitted in an M district will be allowed, with the exception of the loading or uploading of vehicles ancillary to the self-storage use. No outdoor storage will be permitted.

### **3. DEVELOPMENT STANDARDS:**

#### **A. Density, Height, Lot and/or Setback Requirements**

The site shall be configured as is shown by the site plan filed herewith subject to inconsequential changes for final site engineering and to accommodate field conditions. The setbacks shown on the site plan shall be adhered to, and no building will exceed 10' in height exclusive of decorative cupolas as shown herein, with the exception of the building housing the office/watchman's apartment, which will not exceed 35' in height (a maximum of two stories).

#### **B. Access, Loading, Parking and/or Traffic Related Commitments**

The buildings shall be configured on the site plan filed herewith, and the property shall be accessed as shown on said site plan, with fire and emergency access ways as shown on said site plan. All parking spaces shall be configured as shown on the site plan. All circulation, curb cuts and access points shall be subject to the approval of the City's Division of Traffic Management, Department of Public Service.

#### **C. Buffering, Landscaping, Open Space and/or Screening Commitments**

1. Street trees shall be planted along Gender Road, as detailed below.
2. Evergreen trees shall be planted along the west side of the property to supplement the existing tree line, so as to form a densely planted planting strip; at a minimum, sufficient trees shall be added to the existing tree line so as to maintain an average spacing of one tree per every 8 feet.
3. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.



4. All desirable, healthy trees over 3" in caliper that are located in the greenspace on the west side of the site shall, as much as possible, be maintained.

5. Buffering between the site and all adjacent residential uses as shown on the site plan. Examples of buffering include:

a. The rear of the western most building as shown on the site plan will serve as the required opaque fence that will shield the site from view from the adjoining residential properties to the west. The back wall shall be of a buff colored split-faced block similar to that depicted in Exhibit "A" attached hereto, which was changed at the request of adjoining property owners. Said wall shall be no greater than 8' high.

b. See 3.C.2, above.

The remainder of the property will be fenced with a 5' to 6' in height white powder coated aluminum wrought iron style fence similar to that contained in Exhibit "B" attached hereto. Additionally, three landscaping mounds (one of which is divided by the entry driveway) two to three feet high will be placed in the front setback area as shown on the site plan field herewith. Atop the mounds and around the parking area will be planted trees and shrubs in no less than the following numbers:

1. (21) Serviceberry trees;
2. (60) Spruce trees;
3. (54) Holly bushes; and
4. (36) Juniper bushes.

All parking, save one handicap parking space, shall be screened from view from adjoining residential property by the office/watchman's apartment building as well as spruce trees of no less than 5' in height to the south of said parking spaces. No barbed or razor wire fencing shall be permitted on the site.

#### D. Building Design and/or Interior-Exterior Treatment Commitments

1. The storage buildings will be designed to be as similar as possible to those depicted in attached Exhibit "C", which shows a pale yellow all steel building with a false clapboard design. The storage building adjacent to Gender Road shall have gabled roofs and cupolas. The building which houses the office/watchman's apartment will have an aesthetically similar barn-type design, and will be colored in a similar manner. The doors of the units may be painted any color.

2. All buildings will have a pitched or angled roof.

3. Each unit shall have an individually alarmed door that will alert the resident watchman in the event of tampering. Throughout the site, where appropriate, planting beds will be maintained and planted with seasonal flora and fauna.

4. No roof top mechanicals will be used.

#### E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

1. Lighting

- a. All external lighting shall be cut-off fixtures (down-lighting) and shall be designed to prevent offsite spillage.
  - b. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturers type to insure compatibility.
  - c. Accent lighting shall be permitted providing such light sources is concealed. Any wall-mounted lighting shall be shielded to prevent offsite spillage.
  - d. No pole-mounted lighting will exist on site.
2. Outdoor display areas
- a. No outdoor storage will be permitted on the site.
3. Dumpster
- a. The dumpster shall be placed as indicated on the site plan filed herewith, and shall be screened on three sides.

F. Graphics and Signage Commitments

- 1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the M- Manufacturing District and any variances to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous

The subject site shall be developed in accordance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment. The southern portion of the property, which is reserved for future development of the applied for mini-storage use only, will conform to the development standards listed herein, and, when developed, will be screened from the abutting subdivision previously referenced herein. Hours of operation will be restricted from 6 a.m. to 10 p.m., excepting emergencies. A full time resident watchman will reside on the property to manage same and provide security.

The applicant will comply with the Park Land Dedication Ordinance via payment in lieu of dedication in the amount required by the Division of Parks and Recreation.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.



Z16-022

*Howard Rozum*  
Howard Rozum

Date 5/20/02, 2002.



216-022



*Howard Rozum*  
Howard Rozum

Date: 5/30/02, 2002.





216-022



**HERITAGE**  
BUILDING SYSTEMS  
*Established 1979*

800.643.5555 fax 800.981.8167

heritagebuildings.com

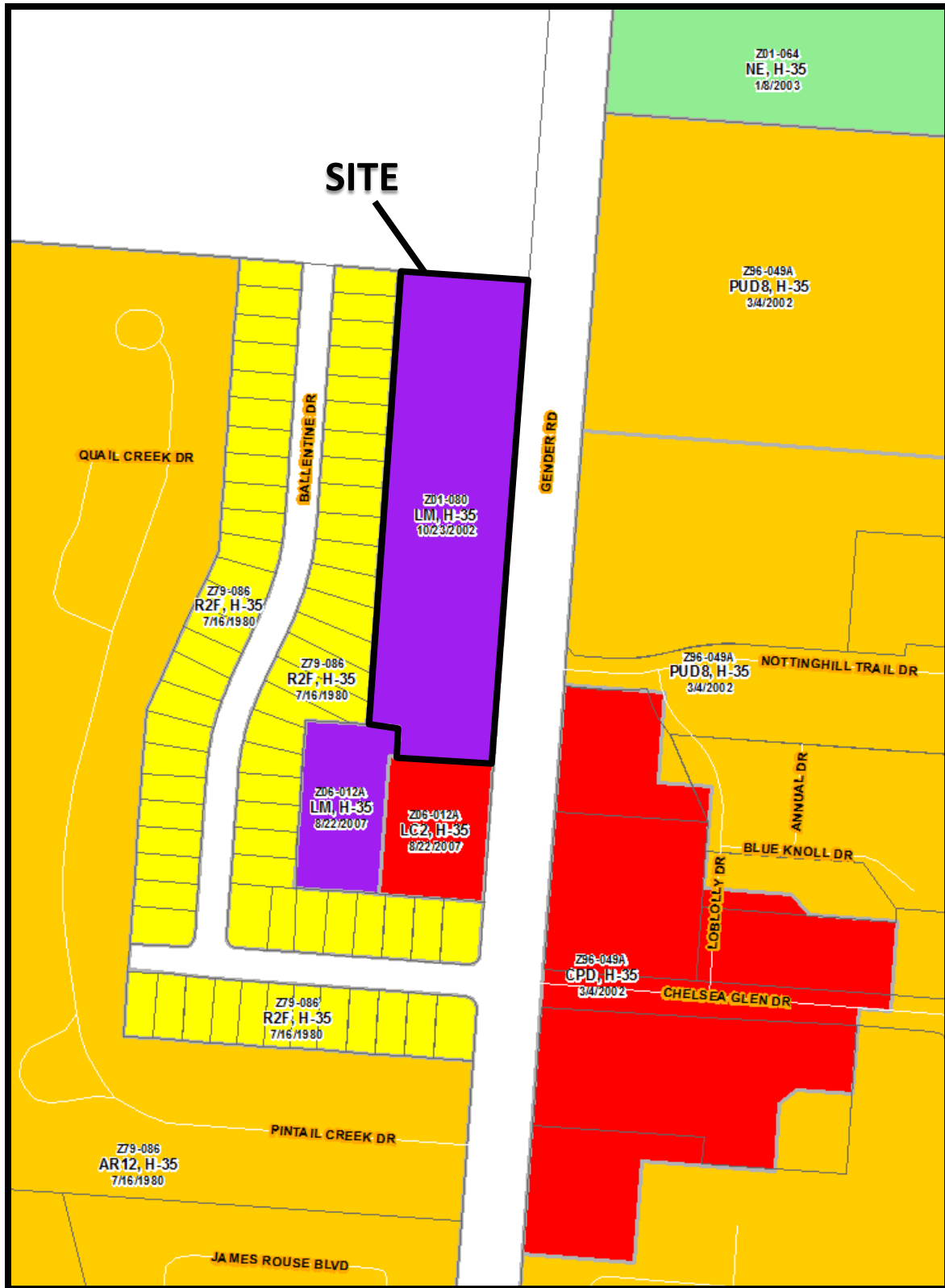
CLIMATE CONTROL  
MODULAR OFFICES  
ROOF SYSTEMS

RY STORAGE

The image shows a large, multi-story industrial building with a complex roof structure, including a central tower and various gables. The building is surrounded by some trees and landscaping. The text is overlaid on the image in a clean, professional font.

*Howard Rozum*  
Howard Rozum

Date: 5/22/02, 2002.



Z16-022  
4965 Gender Road  
Approximately 5.1 Acres  
L-M to L-M







Z16-022  
4965 Gender Road  
Approximately 5.1 Acres  
L-M to L-M